040.0	0002	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	856,800 /	856,800
					USE VALUE:	856,800 /	856,800
					ASSESSED:	856,800 /	856,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		RAWSON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VIENT JOHN--ETAL	
Owner 2:	HAYES CATHERINE	
Owner 3:		
Street 1:	6 GLEASON ROAD	
Street 2:		
Twn/City:	BEDFORD	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01730	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,156 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 2016 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4156.000	421,100		435,700	856,800
Total Card	0.095	421,100		435,700	856,800
Total Parcel	0.095	421,100		435,700	856,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.00 | /Parcel: 425.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	26493
GIS Ref	
GIS Ref	
Insp Date	11/10/18

!3270!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	421,100	0	4,156.	435,700	856,800	856,800	Year End Roll	12/18/2019
2019	104	FV	328,300	0	4,156.	463,000	791,300	791,300	Year End Roll	1/3/2019
2018	104	FV	328,300	0	4,156.	337,700	666,000	666,000	Year End Roll	12/20/2017
2017	104	FV	308,100	0	4,156.	294,100	602,200	602,200	Year End Roll	1/3/2017
2016	104	FV	308,100	0	4,156.	250,600	558,700	558,700	Year End	1/4/2016
2015	104	FV	274,900	0	4,156.	245,100	520,000	520,000	Year End Roll	12/11/2014
2014	104	FV	274,900	0	4,156.	201,500	476,400	476,400	Year End Roll	12/16/2013
2013	104	FV	285,900	0	4,156.	191,700	477,600	477,600		12/13/2012

PRINT

Date	Time
12/10/20	18:33:41

LAST REV

Date	Time
12/27/19	08:46:19
apro	
3270	

USER DEFINED

Prior Id # 1:	26493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPI GERALDIN	23245-563		5/28/1993		192,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1375		10,318					

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Measured	163	PATRIOT
3/5/2000	Mailer Sent		
3/1/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4156		Sq. Ft.	Site		0	80.	1.31	1									435,745						435,700	

Total AC/HA:	0.09541	Total SF/SM:	4156	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 435,745	Spl Credit	Total: 435,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.17083335
Const Adj.:	0.98980200
Adj $ / SQ:	197.012
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	572130
Depreciation:	151042
Depreciated Total:	421087

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

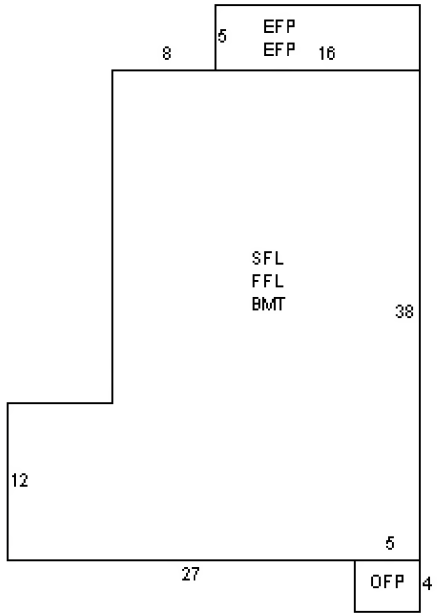
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	197.01
Special Features:	0	Val/Su Net:	131.43
Final Total:	421100	Val/Su SzAd	208.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	59.100	59,576
FFL	First Floor	1,008	197.010	198,588
SFL	Second Floor	1,008	197.010	198,588
EFP	Enclos Porch	160	43.790	7,006
OFP	Open Porch	20	43.550	871

Net Sketched Area:	3,204	Total:	464,629

Size Ad	2016	Gross Are	3204	FinArea	2016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

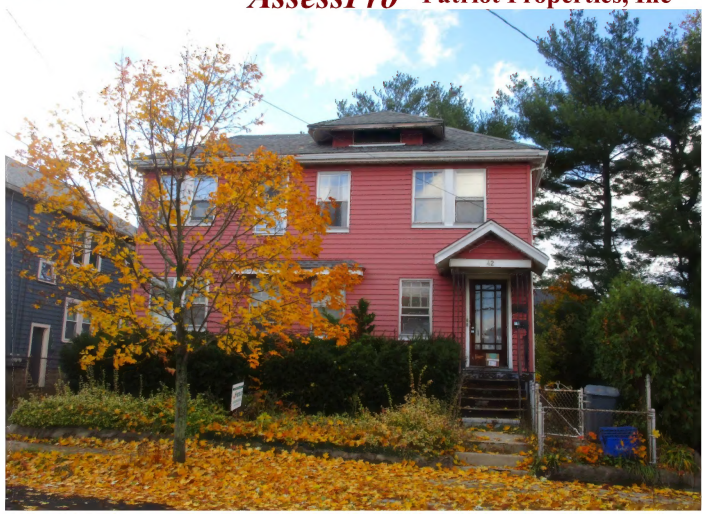
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

040.0-0002-0006.0

IMAGE

AssessPro Patriot Properties, Inc